



**Browning Avenue, Worcester Park, KT4 8LD**  
**Guide Price £525,000**

Cromwells are delighted to bring to market this immaculately presented 3 bedroom, 2 bathroom family home. The current vendors have lovingly updated and improved the property throughout, offering modern open plan living with stunning features including a well-appointed kitchen, modern bathrooms, garden gym, beautiful rear garden and off street parking. Ideally positioned for access to Worcester Park mainline station with its quick links into London (zone 4), well stocked high street and a selection of well performing schools.

Internal viewing is highly recommended.

Modern Open Plan Living · Well Appointed Modern Kitchen ·  
2 Bathrooms · Landscaped Rear Garden

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**Front Door -**

**Hallway -**

Wooden floor, radiator with decorative cover, understairs storage, inset spotlights, stairs to first floor landing, door to

**Lounge/Diner/Kitchen -**

Lounge Area: Double glazed window to front aspect, fitted shutters, radiator, wood flooring, gas fire with feature surround, inset spotlights. Dining area: Wood flooring, feature exposed brick wall, radiator, inset spotlights. Kitchen: Modern range of white high gloss wall-mounted units with matching cupboards and drawers below, wooden work surfaces, inset stainless steel sink & drainer, integrated "Neff" double oven, gas hob and extractor fan above, integrated dishwasher, space and plumbing for washing machine, integrated wine fridge, space for American-style fridge freezer, tiled flooring, bi-fold doors to garden, roof lantern, inset spotlights, underfloor heating.



### **Bathroom** -

Modern white 3 piece suite comprising a panel-enclosed bath with shower overhead and glass screen, low level WC, wash hand basin with storage below, cupboard housing "Worcester" boiler, wall-mounted chrome radiator, part-tiled walls, tiled floor, underfloor heating, inset spotlights.

### **Stairs to First Floor Landing** -

Carpeted, inset spotlights, loft access, door to

### **Bedroom 1** -

Double glazed bay window to front aspect, fitted shutters, radiator with decorative cover, carpeted, inset spotlights.

### **Bedroom 2** -

Double glazed window to rear aspect, fitted shutters, radiator with decorative cover, range of fitted wardrobes, carpeted, inset spotlights.

### **Bedroom 3** -

Double glazed window to rear aspect, fitted shutters, radiator with decorative cover, range of fitted wardrobes, carpeted, inset spotlights.

### **Shower Room** -

Modern 3 piece suite comprising a shower, low level WC, wash hand basin with storage below, shelving, radiator, tiled floor, part-tiled walls, double glazed window to front aspect, fitted shutters, inset spotlights.

### **Garden** -

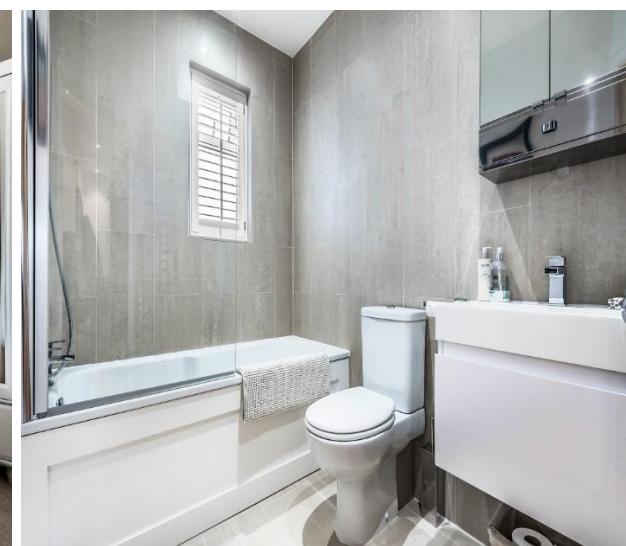
Beautifully landscaped rear fence-enclosed garden, patio entertaining area with steps down to lawn area, mature shrubs and plant borders, gated side access, outdoor lighting, access to

### **Outbuilding** -

Currently being utilised as a gym and storage area, could be set up for a home office. Power and lighting, double glazed window and doors to garden, rear access, infrared ceiling-mounted heater.

### **Front** -

Off street parking for 2 cars.



Council Tax - D  
Tenure - Freehold

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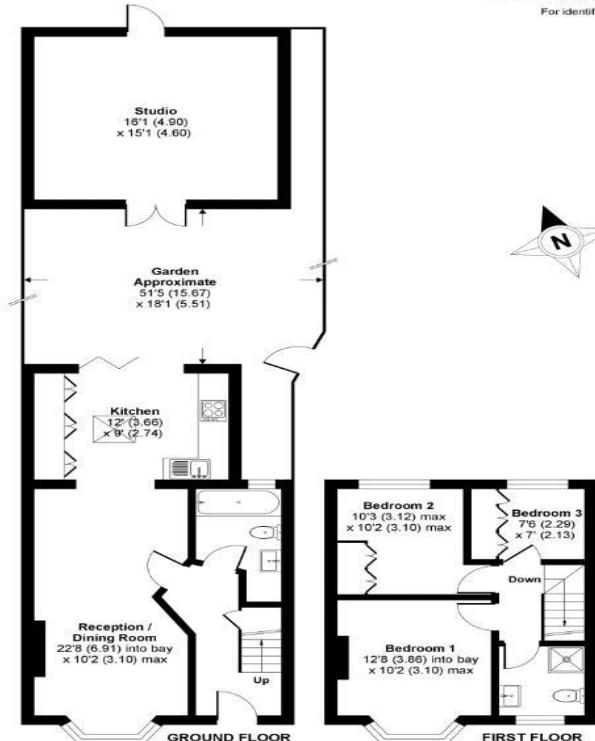
#### Disclaimer

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#### Browning Avenue, Worcester Park, KT4

Approximate Area = 837 sq ft / 77.7 sq m  
Outbuilding = 243 sq ft / 22.5 sq m  
Total = 1080 sq ft / 100.3 sq m  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		65   D
39-54	E		
21-38	F		
1-20	G		

